

The Future of The West Street Building

The Town of Granby has started the process of finding a solution for the West Street Building, formally known as the West Street School. While well-maintained for many decades, West Street School was closed in 2018 and has remained vacant since. The building is maintained by the Town and insured yearly, at a cost of approximately \$23,000 per year.

The Town's Select Board appointed a West Street Building Committee (WSB) in January, 2023 to determine the best course of action for the Town regarding this building. Specifically, the Select Board asked the WSB Committee to review the 2018 West Street School Re-Use Committee report; determine square footage needed for office space and records storage; review the building's original blueprint and tour the building for current condition; and develop options regarding the building and cost estimates for each option.

Who's on the WSB Committee?

The WSB Committee, appointed in January, 2023, currently consists of the following individuals:

Lynn Mercier, Town Moderator and Attorney (Chair)
Steve Chojnacki, Former Select Board and 2018 West Street Re-Use Committee Member
Dayle Clark, Town Representative
Chris Martin, Town Administrator
Kevin O'Grady, Chief of Police
Jen Silva, Town Representative and Former Select Board
Jim Trompke, Business Owner and Chair of Planning Board
Micheline Turgeon, Fire Department and Former Board of Health

What did the WSB Committee conclude?

The WSB Committee has determined the most appropriate option for the Town's needs is to renovate the West Street Building. The building can be renovated for **\$5,686,639.32**.

The structure of the building is sound, the roof relatively new, and the existing approximate 44,000± sq. ft. of usable space is more than adequate for the Town's needs. The existing floor plan, as it currently stands, has plenty of space for all Town offices and storage, a Senior Center, and additional office spaces as needed. Additionally, the existing space is capable of conducting Town elections and Town Meetings and has the potential for a community and recreation center for teens, local organizations and Town members.

What are the benefits of using the building?

Having all Town offices centrally located in one building, with an easy to navigate entrance/exit is convenient, cost effective and efficient. Moving Town offices out of the Annex and current Senior Center would save the Town monthly Annex rental fees, costs of

building maintenance, mowing, plowing, paving and the wear and tear on the maintenance equipment. Additionally, the Senior Center building could be sold and subsequently returned to the tax roll to generate tax revenue for Granby.

How did the Committee determine this cost?

The Committee contacted several firms and individuals for potential costs for a renovation of the West Street Building. The estimates are as follows:

Sprinkler/Fire Protection	\$ 489,866.00
Windows & Doors	\$1,750,000.00
HVAC	\$ 537,974.00
Asbestos Removal	\$ 674,550.00
PCB Removal	\$ 75,000.00
Miscellaneous	\$1,028,357.32
Water System	\$ 80,000.00
	<u>\$4,635,747.32</u>
OPM Fees 10%	\$ 463,575.00
Designer/Engineer Fees 10%	\$ 463,575.00
Contingency	\$ 123,742.00
	<u>\$5,686,639.32</u>

How is the Town going to fund this project? Will my taxes increase?

The Committee is presenting a motion that would enable the Town to fund the renovation with available dollars from the following funds, and no property tax override will be required; your taxes will not increase due to this project:

ARPA Funds	\$1,880,422.88
Unspent prior General Fund Articles:	\$1,444,488.12
Unspent prior Capital Project Articles:	\$2,361,728.32

What are the next steps?

Once the Town approves the expenditure of \$5,686,639.32 for the West Street Building renovation, the WSB Committee will continue working on the project, with a projected completion date of December, 2024.

If the Town does not approve the expenditure, the costs of general maintenance will continue until the West Street Building is decommissioned. It is estimated that the cost to decommission will be \$2.5 million due to asbestos abatement and demolition. Also, the Town will have to procure a building for Town offices.